



CANNON BUILDING
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STATE OF DELAWARE
BOARD OF HOME INSPECTORS

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| PUBLIC MEETING NOTICE: | BOARD OF HOME INSPECTORS |
| DATE AND TIME: | Tuesday, June 10, 2014 at 9:00 a.m. |
| PLACE: | 861 Silver Lake Boulevard, Dover, DE Cannon Building, Second-Floor Conference Room A |
| APPROVED: | July 8, 2014 |

MEMBERS PRESENT

Donald E. Pyle, Sr., Professional Member, Chair
Dennis Theoharis, Public Member, Vice Chair
Tim Harriger, Professional Member (arrived at 9:10 a.m.)
Jay "Wes" Mast, Professional Member
Joyce Edwards, Public Member

MEMBERS ABSENT

DIVISION STAFF/DEPUTY ATTORNEY GENERAL PRESENT

Jennifer Singh, Deputy Attorney General
Amanda McAtee, Administrative Specialist II
David Mangler, Division Director

PUBLIC PRESENT

CALL TO ORDER

Mr. Pyle called the meeting to order at 9:01 a.m.

REVIEW AND APPROVAL OF MEETING MINUTES

The Board reviewed the meeting minutes from the May 13, 2014 meeting. Mr. Theoharis made a motion, seconded by Mr. Mast, to approve the minutes as written. The motion carried unanimously.

UNFINISHED BUSINESS

Final Denial

None

Deliberation on Proposed Rules and Regulations

Proposed additions to Rule 18.0 regarding standards of practice and Rule 4.0 which would enable applicants with five years of experience or who have completed 250 home inspections to obtain a license despite not being eligible as an endorsement candidate.

Ms. Singh stated that public comment, written or oral, had not been received. After review and discussion, Mr. Pyle made a motion, seconded by Ms. Edwards, to adopt the rules as proposed. The motion carried unanimously.

Continued Discussion of the New Castle County Board of Realtors Contract with Regards to Home Inspection

Ms. Singh stated that she had no news to report on the subject.

NEW BUSINESS

Review of Applications – none

Ratification – none

Complaint – none

Review and Discussion of House Bill 384

Mr. Theoharis stated that the Board's response should be focused and should drive home the point that this proposed bill would undermine what the Board's standards currently were.

Mr. Mast stated that the home inspector charging a trainee to train them should be a business decision. Mr. Pyle agreed and stated that the licensed home inspector was taking on all of the risk when they took on a trainee and most companies were owner/operator based.

Mr. Pyle stated that the bill would diminish the amount of trainees in the field because not many home inspectors would be willing to take liability for a trainee without being compensated. Mr. Mast stated that he had once looked into becoming a real estate appraiser and they were required to work as a trainee for a lot more hours, he had contacted at least eight different appraisers, and no one would take him on as a trainee.

Mr. Harriger stated that he was personally more worried about the number of inspections that the new bill lowered the amount of. Ms. Singh questioned if the bill had been included on an agenda yet. Mr. Mangler stated that so far the bill was not scheduled for a committee meeting yet.

Mr. Pyle stated that the bill proposed lower standards than Maryland required for licensure.

Mr. Mangler stated that if anyone could attend the committee meeting to speak should be prepared to limit their speaking to two minutes. Ms. McAtee stated that she would keep the Board informed on the bill and would let the Board know when the committee meetings were scheduled.

After discussion, Mr. Mast made a motion, seconded by Mr. Harriger, to oppose House Bill 384. The motion carried unanimously.

Correspondence: NIBI Request for Pre-Licensing Course Approval

Mr. Pyle stated that this course was approved by ASHI and NAHI and the Board had already automatically approved courses that had ASHI or NAHI approval, therefore the course already had approval under the Board's Rules and Regulations.

OTHER BUSINESS BEFORE THE BOARD (for discussion only)

None

PUBLIC COMMENT

None

NEXT MEETING

The next Board meeting will be at **9:00 a.m. on Tuesday, July 8, 2014 in Conference Room B** located on the second floor of the Cannon Building at 861 Silver Lake Boulevard, Dover, Delaware.

ADJOURNMENT

There being no further business to discuss, Mr. Theoharis made a motion, seconded by Mr. Pyle, to adjourn the meeting at 10:53 a.m. The motion carried unanimously.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'A McAtee', written in a cursive style.

Amanda McAtee
Administrative Specialist II

The notes of this meeting are not intended to be a verbatim record of the topics that were presented or discussed. They are for the use of the Board members and the public in supplementing their personal notes and recall for presentations.